



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** June 16, 2022

**Project:** Barnett's Crossing, Phase 1 (Final Plat 2022-003)

**Applicant:** Safe Harbor Development

**Property Owner:** Barnett's Crossing, LLC

**Location:** North of Norfolk Southern Railroad, East of Greenbrier Hills Subdivision

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### Request Summary

This is a request for a Final Plat for 46 lots on 53.10 acres in the Barnett's Crossing Subdivision.



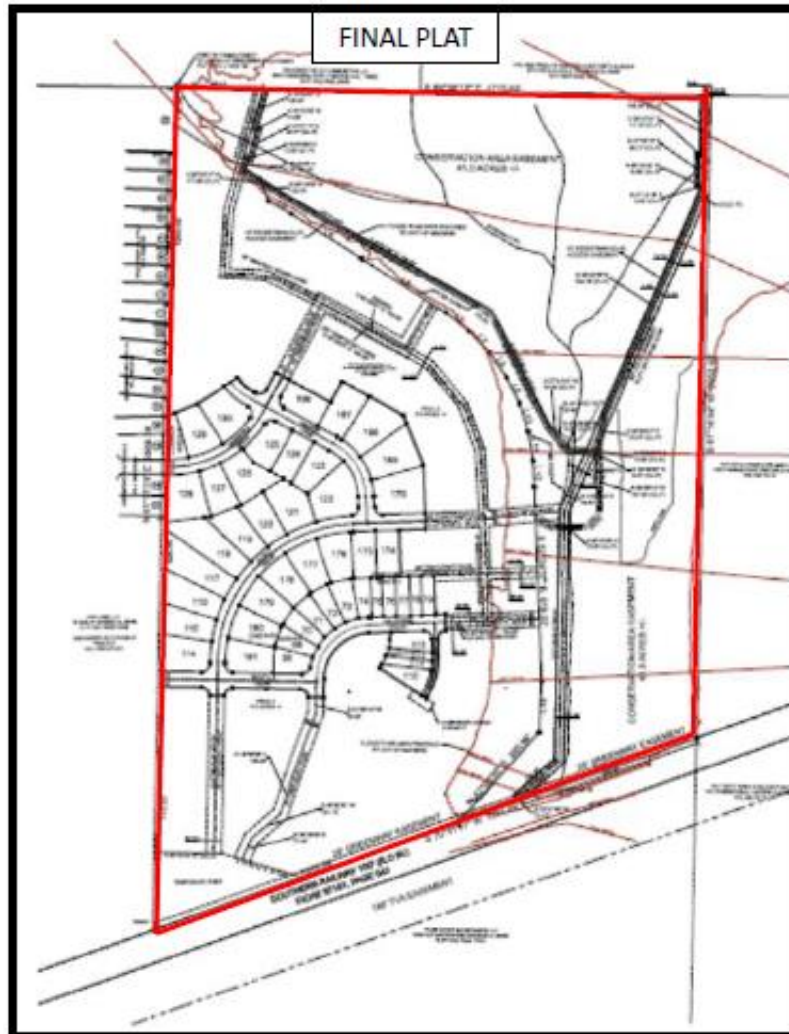
### Recommendation

Motion to:

“Approve the Final Plat for Barnett's Crossing, Phase 1 (FP2021-003) with contingencies.”

## **Project Request**

This is a Final Plat for 46 lots: 30 standard single-family lots and 16 lots for attached dwellings. The lots for attached dwellings are in the R-3 (High Density Residential District) and the others are in the area zoned RC-2 (Residential Cluster District No. 2). The Final Plat will dedicate 3,512 linear footage of streets and designate 41 acres of open space overlaid with a conservation easement. The 20 foot greenway easement located along the south boundary of the subdivision will be dedicated for public use as well.



## **General Information**

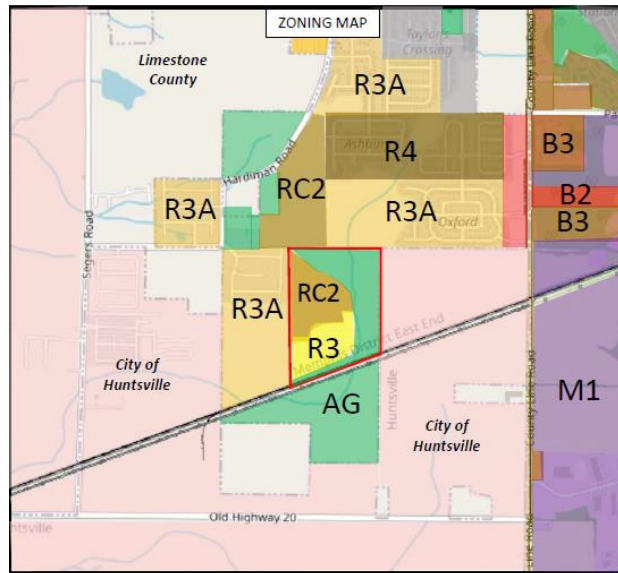
### **Background:**

The Planning Commission approved the Preliminary Plat for Barnett's Crossing, Phase 1 on April 15, 2021.

The project is subject to a development agreement and has satisfied those requirements to date.

**Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>WSMP Vision Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	MRC (Mixed Residential Conservation) PNA (Parks and Natural Area)	AG (Agriculture District) RC-2 (Residential Cluster District No. 2) R-3 (High Density Residential District)	Subdivision in development
North of Subject Property	RTA & PNA	RC-2 (Residential Cluster District No. 2) R-3A (Single-family Detached Residential District)	Single-family Subdivision
East of Subject Property	n/a	City of Huntsville	Agriculture
South of Subject Property	I (Industry)	AG	Agriculture
West of Subject Property	SSF (Suburban Single-Family), PNAPNA	R-3A	Single-family subdivision



**Conformance with Long Range Plans:**

1. Future Land Use Map. Not Applicable
2. West Side Master Plan  
The subject property has been designated with the place type MRC and PNA. This designation was established with an amendment to the West Side Master Plan Vision Map on September 17, 2021.
3. Growth Plan. Not Applicable
4. Parks & Recreation Master Plan. Not Applicable

### **Zoning & Subdivision Compliance:**

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

### **Technical Review Committee:**

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

### **Analysis**

The final plat is consistent with the previously approved layout plan and preliminary plat and has met the conditions in the development agreement. For the first final plat this included a review of the CC&Rs and provision of an easement for the open space on the east side of the project and along the railroad. The agreement also requires approval of the construction plans for the greenway (path that will be located in the open space area on the east side of the project) prior to *recordation* of the first final plat. The applicant has submitted an initial set of these plans; however, revisions are being made. Staff has a recommended contingency for this item, and the subject final plat will not be signed for recordation until the greenway construction plans have been approved by staff. The plat is compliant with all applicable regulations and staff recommends approval.

### **Attachments**

1. Recommended Technical Review Committee Contingencies for Barnett's Crossing, Phase 1/Final Plat
2. Preliminary Plat dated and received June 8, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies  
Barnett's Crossing, Phase 1                      Final Plat

Planning Department

1. Provide a deed or easement etc. to City for public greenspace. If the area shown on the plat Conservation Easement is used, the specifics of the easement must be defined and established in a signed agreement.
2. Construction plans for greenway must be approved before the recording of this plat
3. Signatures
  - a. Surveyor's Certificate
  - b. Dedication
  - c. Acknowledgements
  - d. Limestone County W&S
  - e. Athens Utilities
  - f. North Alabama Gas

Engineering Department

1. Submit As-builts
2. Submit Performance bonds
3. Pay Sign Fee